



**LAND USE HEARING OFFICER VARIANCE REPORT**

<b>APPLICATION NUMBER:</b> VAR 21-0531	
<b>LUHO HEARING DATE:</b> May 24, 2021	<b>CASE REVIEWER:</b> Chris Grandlienard

**REQUEST:** The applicant is requesting a setback variance to accommodate a proposed garage addition to an existing single-family dwelling on a corner lot zoned PD 73-0078.

**VARIANCE(S):**

The conditions of approval and general site plan for PD 73-0078 do not identify the required minimum building setbacks for the subject lot. However, staff has determined the minimum required front yard setback is 20 feet. The applicant requests an 18-foot reduction to the required front setback to allow a 2-foot setback from the southeasterly property line along Tampa Shores Boulevard.

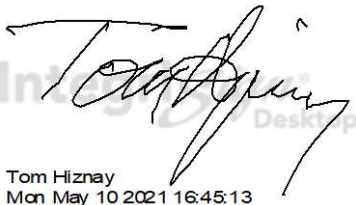
**FINDINGS:**

- The applicant's survey indicates the existing house is located 7.1 feet from the northwesterly lot line where there is a required side yard setback of 7.5 feet. The applicant elected to not include a setback variance for that encroachment in this application.
- Two sheds in the side yard do not meet accessory structure setback requirements. The applicant elected to not include setback variances for those structures in this application and has advised staff they will be demolished.

**DISCLAIMER:**

The variance listed above is based on the information provided in the application by the applicant. Additional variances may be needed after the site has applied for development permits. The granting of these variances does not obviate the applicant or property owner from attaining all additional required approvals including but not limited to: subdivision or site development approvals and building permit approvals.

**ADMINISTRATOR'S SIGN-OFF**



Tom Hiznay  
Mon May 10 2021 16:45:13

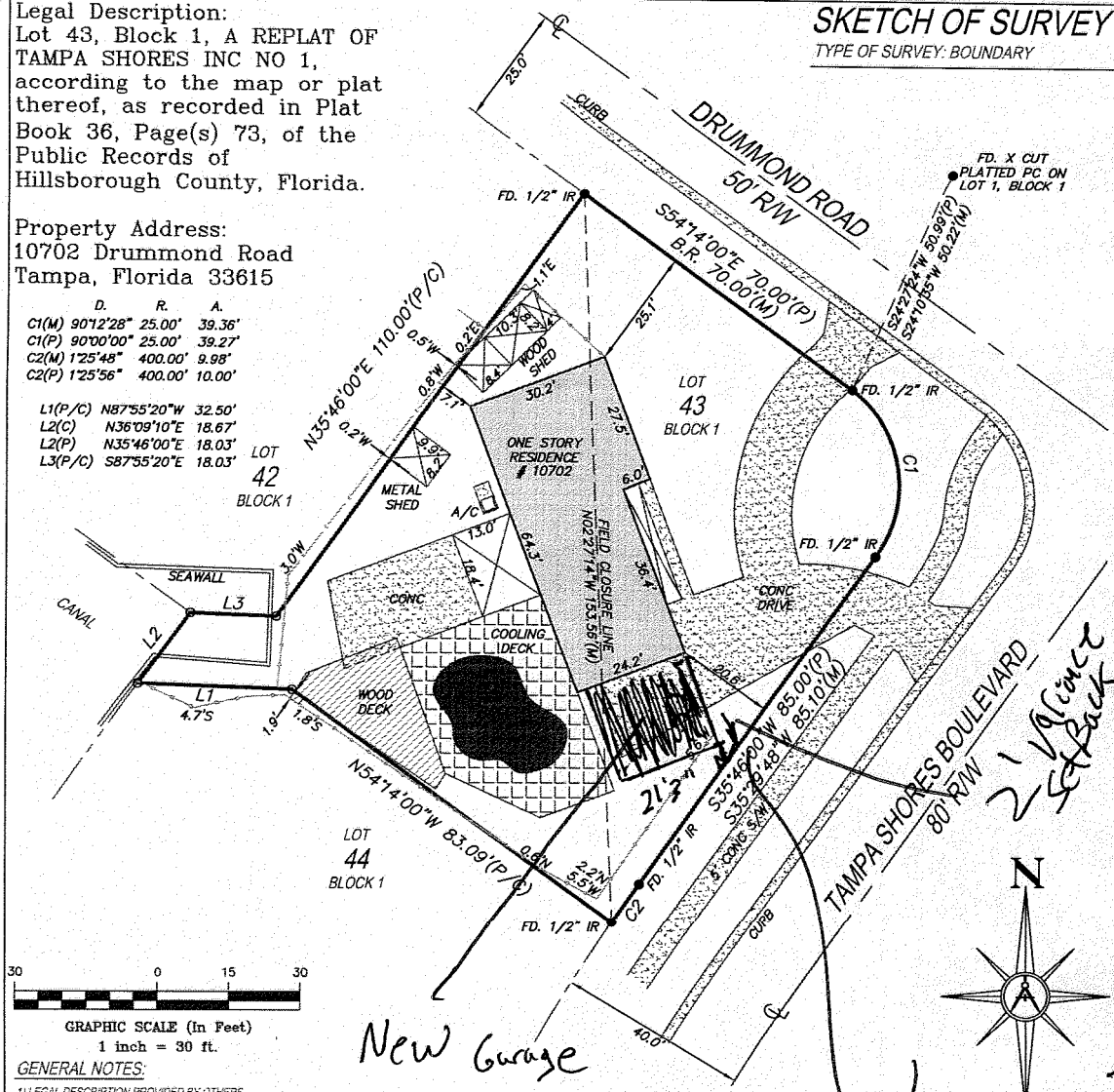
**Attachments:** Application  
Site Plan  
Petitioner's Written Statement  
Current Deed

**Legal Description:**  
 Lot 43, Block 1, A REPLAT OF  
 TAMPA SHORES INC NO 1,  
 according to the map or plat  
 thereof, as recorded in Plat  
 Book 36, Page(s) 73, of the  
 Public Records of  
 Hillsborough County, Florida.

**Property Address:**  
 10702 Drummond Road  
 Tampa, Florida 33615

D.	R.	A.
C1(M)	90°12'28"	25.00' 39.36'
C1(P)	90°00'00"	25.00' 39.27'
C2(M)	125°48'	400.00' 9.98'
C2(P)	125°56'	400.00' 10.00'

L1(P/C)	N87°55'20"W	32.50'
L2(C)	N36°09'10"E	18.67'
L2(P)	N35°46'00"E	18.03'
L3(P/C)	S87°55'20"E	18.03'



**SKETCH OF SURVEY**  
 TYPE OF SURVEY: BOUNDARY

House  
 1988 sf  
 Garage  
 467.5 sf  
 Total  
 2,465 sf

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNDERGROUND FEATURES, SUCH AS IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY
- BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY
- THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP OR CO-OP FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7942, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- THIS IS NOT AN ALTA/CASH LAND TITLE SURVEY
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

**FLOOD ZONE**  
 (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120112-0188-14, LAST REVISION DATE 08/28/2008. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

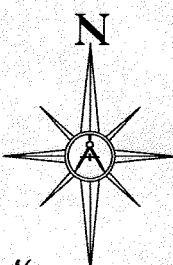
**LEGEND & ABBREVIATIONS**

A/C	AIR CONDITIONER	N	NORTH
B.M.	BEARING REFERENCE	N&D	NAIL & DISC
C	CALCULATED	N.R.	NON RADIAL
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.R.	OFFICIAL RECORD BOOK
CALC.	CALCULATED	P	PLAT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CB	CHORD BEARING	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE
COR	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	PG	PAGE
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL
ELV.	ELEVATION	P.O.L.	POINT ON LINE
E	EAST	P.P.	UTILITY POLE
E.O.P.	EDGE OF PAVEMENT	P.V.C.	POLYVINYL CHLORIDE
E.O.E.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.P.W.E.	ELECTRIC POWER	P.O.C.	POINT OF COMMENCEMENT
E.U.	UTILITY EASEMENT	P.R.C.	POINT OF REVERSE CURVE
E.M.T.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY
FD.	FOUND	R	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIAL POINT
L	ARC LENGTH	R.W.	RIGHT OF WAY
M.	FIELD MEASURED	S	SOUTH
M.E.	MAINTENANCE EASEMENT		

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1924	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

NOTE:  
 IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.052 (2)(a)(4), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

**CERTIFIED TO:**  
 Matthew and Jessica  
 Nartker.



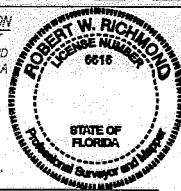
Section 33, Township 28 South, Range 17 East			
Drawn By: KCC		Survey Number: 20-0810	
4			
3			
2			
1			00-00-0000
NO.	REVISIONS	BY	DATE

Prepared By  
**LakeRidge Surveying & Mapping, LLC**  
 1399 LEGENDARY BLVD  
 CLERMONT, FL 34711  
 CERTIFICATE OF AUTHORIZATION LB7723  
 PHONE 407-385-3151  
 407-385-3152  
 FAX 1-866-941-8789

**SURVEYOR'S CERTIFICATION**  
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.  
 LAST DATE OF FIELD SURVEY: 04-09-2020

**Robert w Richmond**  
 Digitally signed by Robert w Richmond  
 Date: 2020.04.15 15:48:12 -0400

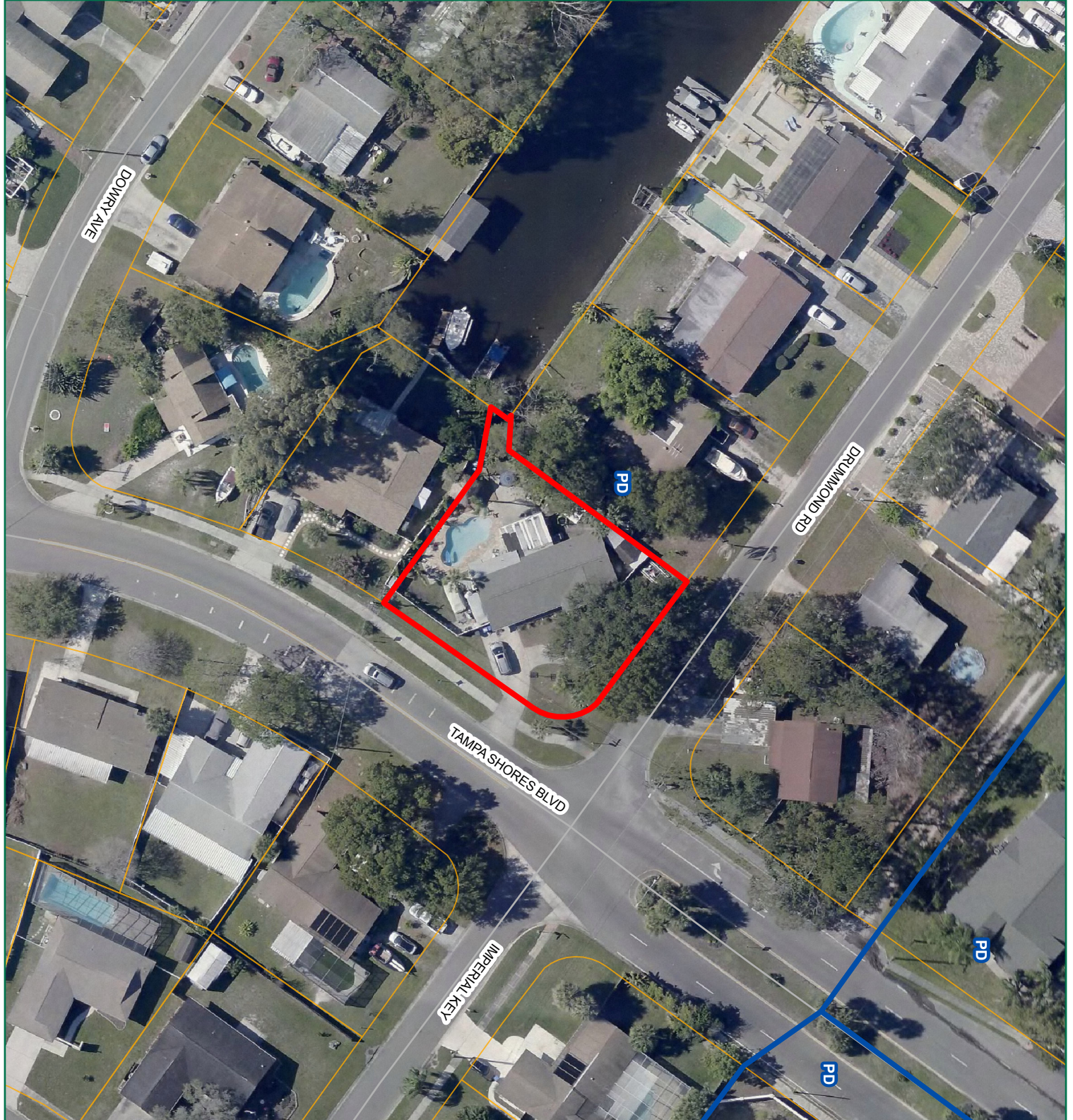
**ROBERT W. RICHMOND**, Professional Land Surveyor & Mapper No. 6616, State of Florida  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



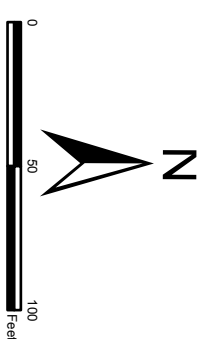
# Immediate Aerial Zoning Map

**VAR 21-0531**

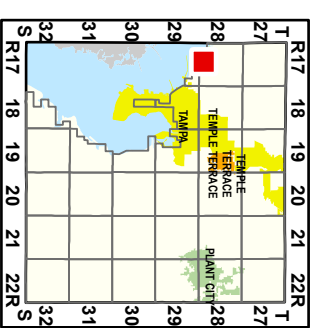
Folio: 5634.0000



- Application Site
- Zoning Boundary
- Parcels



STR: 33-28-17



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, and shall not be used for any purpose other than that for which it was prepared.

SOURCE: This map has been prepared for the purpose of recording deed, plat, and other AVALARLE data.

Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

Date: 04/06/2021    Print: G:\ZONING\GIS\Data\Zoning\_Site.aprx

## VARIANCE REQUEST

1. Project Narrative: In the space below describe the variance including any history and/or related facts that may be helpful in understanding the request. This explanation shall also specifically identify what is being requested (e.g. Variance of 10 feet from the required rear yard setback of 25 feet resulting in a rear yard of 15 feet). If additional space is needed, please attach extra pages to this application.

This project is to construct a two car garage attached to the left (east) side of my home. It will be professionally built with similar materials as current structure, and appear original. It will enhance the look of my home & resemble multiple homes near by. Other similar variances of this nature have been approved recently in my area. The garage will not impede or intrude on the use or aesthetics of any other properties. I am requesting a variance of 18' from the required front yard setback of 20'. Resulting in a front yard set back of 2 feet on my property.

2. A Variance is requested from the following Section(s) of the Hillsborough County Land Development Code:

per the conditions of Approval for PD 73-0078 as most recently modified by PRS 05-0359 the required minimum front yard setback on the subject lot is 20 feet.

## ADDITIONAL INFORMATION

1. Have you been cited by Hillsborough County Code Enforcement? No  Yes \_\_\_\_\_  
If yes, you must submit a copy of the Citation with this Application.
2. Do you have any other applications filed with Hillsborough County that are related to the subject property?  
No  Yes \_\_\_\_\_ If yes, please indicate the nature of the application and the case numbers assigned to the application(s): \_\_\_\_\_
3. Is this a request for a wetland setback variance? No  Yes \_\_\_\_\_  
If yes, you must complete the *Wetland Setback Memorandum* and all required information must be included with this Application Packet (Attachment A).
4. Please indicate the existing or proposed utilities for the subject property:  
Public Water  Public Wastewater  Private Well \_\_\_\_\_ Septic Tank \_\_\_\_\_
5. Is the variance to allow a third lot on well and/or septic or non-residential development with an intensity of three ERC's? No  Yes \_\_\_\_\_ If yes, you must submit a final determination of the "Water, Wastewater, and/or Reclaimed Water - Service Application Conditional Approval - Reservation of Capacity" prior to your public hearing (form may be obtained from 19<sup>th</sup> floor County Center).

## VARIANCE CRITERIA RESPONSE

You must provide a response to each of the following questions. If additional space is needed, please attach extra pages to this application.

1. Explain how the alleged hardships or practical difficulties are unique and singular to the subject property and are not those suffered in common with other property similarly located?  
 My lot is on a corner. This gives me 2 front set backs. Also my house (Built in the 60's) was built on an angle. Leaving less room for building on either end, front or back.
2. Describe how the literal requirements of the Land Development Code (LDC) would deprive you of rights commonly enjoyed by other properties in the same district and area under the terms of the LDC.  
 The LDC requires a 20' set back. The setback prevents me from improving my property, thus denying me the rights commonly enjoyed by other property owners. Many homeowners in my neighborhood have been granted variances to add additions and/or garages to their existing structures.
3. Explain how the variance, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variance.  
 This will be a professionally built structure. It will enhance the appearance and value of my home. It will in no way impact others. 90% of it will be in my current fenced area.
4. Explain how the variance is in harmony with and serves the general intent and purpose of the LDC and the Comprehensive Plan (refer to Section 1.02.02 and 1.02.03 of the LDC for description of intent/purpose).  
 The variance would allow me to park vehicles out of sight, securing the property while also improving the aesthetics of this older neighborhood, which is in need of updating. Also improving the property value of my neighbors' homes. I have 2 front set backs being on a corner with 2 streets. Leaving me less room for improvements.
5. Explain how the situation sought to be relieved by the variance does not result from an illegal act or result from the actions of the applicant, resulting in a self-imposed hardship.  
 No illegal acts have been committed. In fact, if this variance is granted, it would restore my rights as a property owner who wishes to improve the value of my home and the value of my neighborhood.
6. Explain how allowing the variance will result in substantial justice being done, considering both the public benefit intended to be secured by the LDC and the individual hardships that will be suffered by a failure to grant a variance.  
 This variance will provide security early in the morning and late in the evening while accessing vehicles. There has been multiple car burglaries recently. The professional appearance will enhance the value of this and adjoining properties.

5076

Prepared by: *Return to:*  
Barbara Brownell  
Integrity Title & Guaranty Agency, LLC  
1545 South Belcher Road, Suite A  
Clearwater, Florida 33764

File Number: 09-0075 OR

## General Warranty Deed

Made this August 4<sup>th</sup>, 2009 A.D. By **MICHAEL B. MARSHALL, RICHARD O. MARSHALL and MARY L. CRANDALL**, 2340 Violet Place, Palm Harbor, Fl. 34685, hereinafter called the grantor, to **MATTHEW NARTKER and JESSICA NARTKER, husband and wife and THOMAS NARTKER, unmarried**, whose post office address is: 10702 Drummond Road, Tampa, Fl. 33615, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in HILLSBOROUGH County, Florida, viz:

Lot 43, Block 1, REPLAT OF TAMPA SHORES, INC. NO 1, UNIT NO. 1, according to the map or plat thereof, as recorded in Plat Book 36, Page 73, of the public records of Hillsborough County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **005634-0000**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

Prepared by:  
Barbara Brownell  
Integrity Title & Guaranty Agency, LLC  
1545 South Belcher Road, Suite A  
Clearwater, Florida 33764

File Number: 09-0075 OR

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Barbara Brownell  
Witness Printed Name Barbara Brownell

Vivian L. Marshall  
Witness Printed Name Vivian L. Marshall

Michael B. Marshall (Seal)  
**MICHAEL B. MARSHALL**  
Address: 2340 Violet Place, Palm Harbor, Fl. 34685

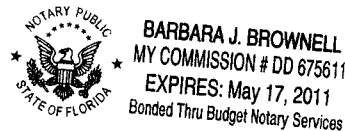
Richard O. Marshall (Seal)  
**RICHARD O. MARSHALL, by Michael B. Marshall, as Attorney-in-fact**  
Address: 161 Sorcerer Court, Anchorage, AL 95518

Mary L. Crandall (Seal)  
**MARY L. CRANDALL, by Michael B. Marshall, as Attorney-in-fact**  
Address: 732 Friar Road, Winter Park, Fl. 32792

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 4th day of August, 2009, by MICHAEL B. MARSHALL, and as Attorney-in-fact for RICHARD O. MARSHALL and MARY L. CRANDALL, who is/are personally known to me or who has produced FDC as identification.

Barbara J. Brownell  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





Received  
03/15/21  
Development Services

# VARIANCE APPLICATION

## IMPORTANT INSTRUCTIONS TO ALL APPLICANTS:

You must schedule an appointment to submit this application by calling 813-272-5600.  
All requirements listed on the submittal checklist must be met. **Incomplete applications will not be accepted.**

### Property Information

Address: 10702 Drummord Rd City/State/Zip: Tampa, FL 33615 TOWN-RN-SEC: 17-28-33  
Folio(s): 5634.0000 Zoning: PD Future Land Use: R-4 Property Size: 0.25

### Property Owner Information

Name: Matthew Nartker Daytime Phone: 813-299-3631  
Address: 10702 Drummord Rd City/State/Zip: Tampa, FL 33615  
Email: matt.nartker@truelinemail.com FAX Number: 813-885-4812

### Applicant Information

Name: Matthew Nartker Daytime Phone: 813-299-3631  
Address: 10702 Drummord Rd City/State/Zip: Tampa, FL 33615  
Email: matt.nartker@truelinemail.com FAX Number: 813-885-4812

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City / State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Matthew Nartker

Signature of Applicant

Matthew Nartker  
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Matthew Nartker

Signature of Property Owner

Matthew Nartker  
Type or Print Name

### Office Use Only

Intake Staff Signature: ANA LIZARDO Intake Date: 03-15-21  
Case Number: 21-0531 Public Hearing Date: 05/24/21  
Receipt Number: 21-0531





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Address: 10702 Drummond Rd City/State/Zip: Tampa, FL 33615 TOWN-RN-SEC: 17-28-33  
Folio(s): 5634.0000 Zoning: PD Future Land Use: R-4 Property Size: 0.25

#### Property Owner Information

Name: Thomas Nartker Daytime Phone: 813-298-9181  
Address: 1850 Daiquiri Ln City/State/Zip: Lutz, FL 33549  
Email: NA FAX Number: NA

#### Applicant Information

Name: Thomas Nartker Daytime Phone: 813-298-9181  
Address: 1850 Daiquiri Ln City/State/Zip: Lutz, FL 33549  
Email: NA FAX Number: NA

#### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City / State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Thomas Nartker  
Signature of Applicant

Thomas Nartker  
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Thomas Nartker  
Signature of Property Owner

Thomas Nartker  
Type or Print Name

#### Office Use Only

Intake Staff Signature: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_



# VARIANCE APPLICATION

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Address: 10702 Drummond Rd City/State/Zip: Tampa, FL 33615 TOWN-RN-SEC: 17-28-33  
Folio(s): 5634.0000 Zoning: PD Future Land Use: R-4 Property Size 0.25

### Property Owner Information

Name: Jessica Nartker Daytime Phone: 813-363-9096  
Address: 10702 Drummond Rd City/State/Zip: Tampa FL 33615  
Email: jessiemn06@aol.com FAX Number: NA

### Applicant Information

Name: Jessica Nartker Daytime Phone: 813-363-9096  
Address: 10702 Drummond Rd City/State/Zip: Tampa, FL 33615  
Email: jessiemn06@aol.com FAX Number: NA

### Applicant's Representative (if different than above)

Name: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City / State/Zip: \_\_\_\_\_  
Email: \_\_\_\_\_ FAX Number: \_\_\_\_\_

I HEREBY SWEAR OR AFFIRM THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION PACKET IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE, AND AUTHORIZE THE REPRESENTATIVE LISTED ABOVE TO ACT ON MY BEHALF FOR THIS APPLICATION.

Jess Nartker  
Signature of Applicant

Jessica Nartker  
Type or Print Name

I HEREBY AUTHORIZE THE PROCESSING OF THIS APPLICATION AND RECOGNIZE THAT THE FINAL ACTION ON THIS PETITION SHALL BE BINDING TO THE PROPERTY AS WELL AS TO CURRENT AND ANY FUTURE OWNERS.

Jess Nartker  
Signature of Property Owner

Jessica Nartker  
Type or Print Name

### Office Use Only

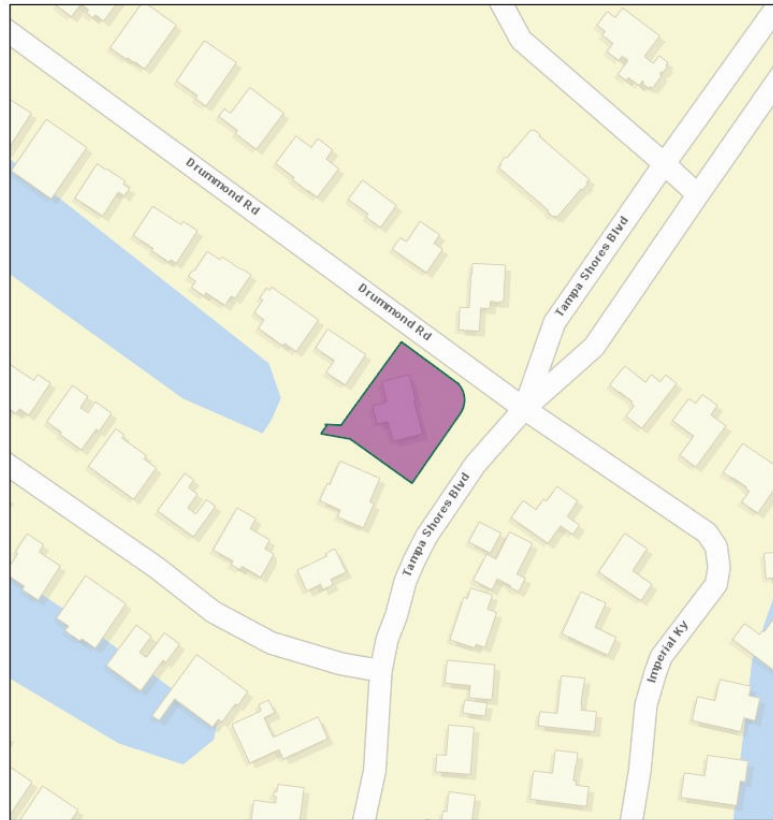
Intake Staff Signature: \_\_\_\_\_ Intake Date: \_\_\_\_\_  
Case Number: \_\_\_\_\_ Public Hearing Date: \_\_\_\_\_  
Receipt Number: \_\_\_\_\_



# PARCEL INFORMATION HILLSBOROUGH COUNTY FLORIDA

Jurisdiction	Unincorporated County
Zoning Category	Planned Development
Zoning	PD
Description	Planned Development
RZ	73-0078
Flood Zone:AE	BFE = 9.0 ft
FIRM Panel	0188H
FIRM Panel	12057C0188H
Suffix	H
Effective Date	Thu Aug 28 2008
Pre 2008 Flood Zone	AE
Pre 2008 Firm Panel	1201120190D
County Wide Planning Area	Northwest Hillsborough
Community Base Planning Area	Town and Country
Community Base Planning Area	Northwest Hillsborough
Planned Development	PD
Re-zoning	null
Major Modifications	90-0008
Personal Appearances	86-0031,88-0021,88-0093,89-0025,90-0090,90-0120,90-0147,91-0007 WD,91-0070,91-0089 DENIED,92-0027,92-0340,93-0239,94-0188,97-0227,05-0359
Census Data	Tract: 011710 Block: 1014
Future Landuse	R-4
Urban Service Area	USA
Mobility Assessment District	Urban
Mobility Benefit District	1
Fire Impact Fee	Northwest
Parks/Schools Impact Fee	NORTHWEST
ROW/Transportation Impact Fee	ZONE 10
Wind Borne Debris Area	140 MPH Area
Competitive Sites	NO
Redevelopment Area	NO

Folio: 5634.0000



March 15, 2021

1:1,298  
0 0.01 0.02 0.04 mi  
0 0.02 0.04 0.07 km

Hillsborough County Florida

**Folio: 5634.0000**  
**PIN: U-33-28-17-0BD-000001-00043.0**  
**MATTHEW AND JESSICA NARTKER ET AL**  
**Mailing Address:**  
 10702 DRUMMOND RD  
 TAMPA, FL 33615-3505  
**Site Address:**  
 10702 DRUMMOND RD  
 TAMPA, FL 33615  
**SEC-TWN-RNG: 33-28-17**  
**Acreage: 0.252994**  
**Market Value: \$294,350.00**  
**Landuse Code: 0100 SINGLE FAMILY**

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